The Real Estate ANALYST

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REAL ESTATE TAX BULLETIN

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Real Estate Economists, Appraisers and Counselors

REAL ESTATE TAXES STILL MOVING UP

THE continued pressure for more schools, more hospitals, traffic improvements, expansion of water and sewer systems, and other expensive undertakings has kept real estate taxes in an upward trend for the past 10 years. The outlook is for more of the same.

Since 1944, when the most recent low point was reached, the average real estate tax per family in 94 cities has risen from $110.10 to $204.01. This represents an increase of 85%. From 1952 to 1953 there was a 4% rise, and from 1953 to 1954 there was a 5.5% rise.

The figures for this study were obtained from the various cities whose charts appear on the following pages. The assessed value of each city was multiplied by its tax rate, giving us the total amount of real estate tax in the individual

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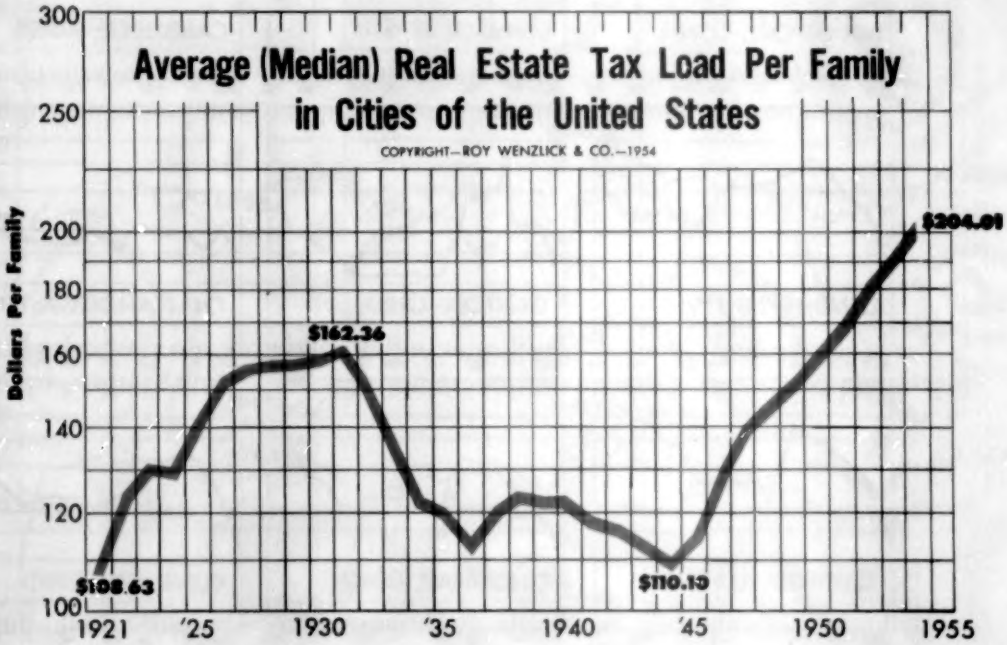

AVERAGE REAL ESTATE TAX PER FAMILY

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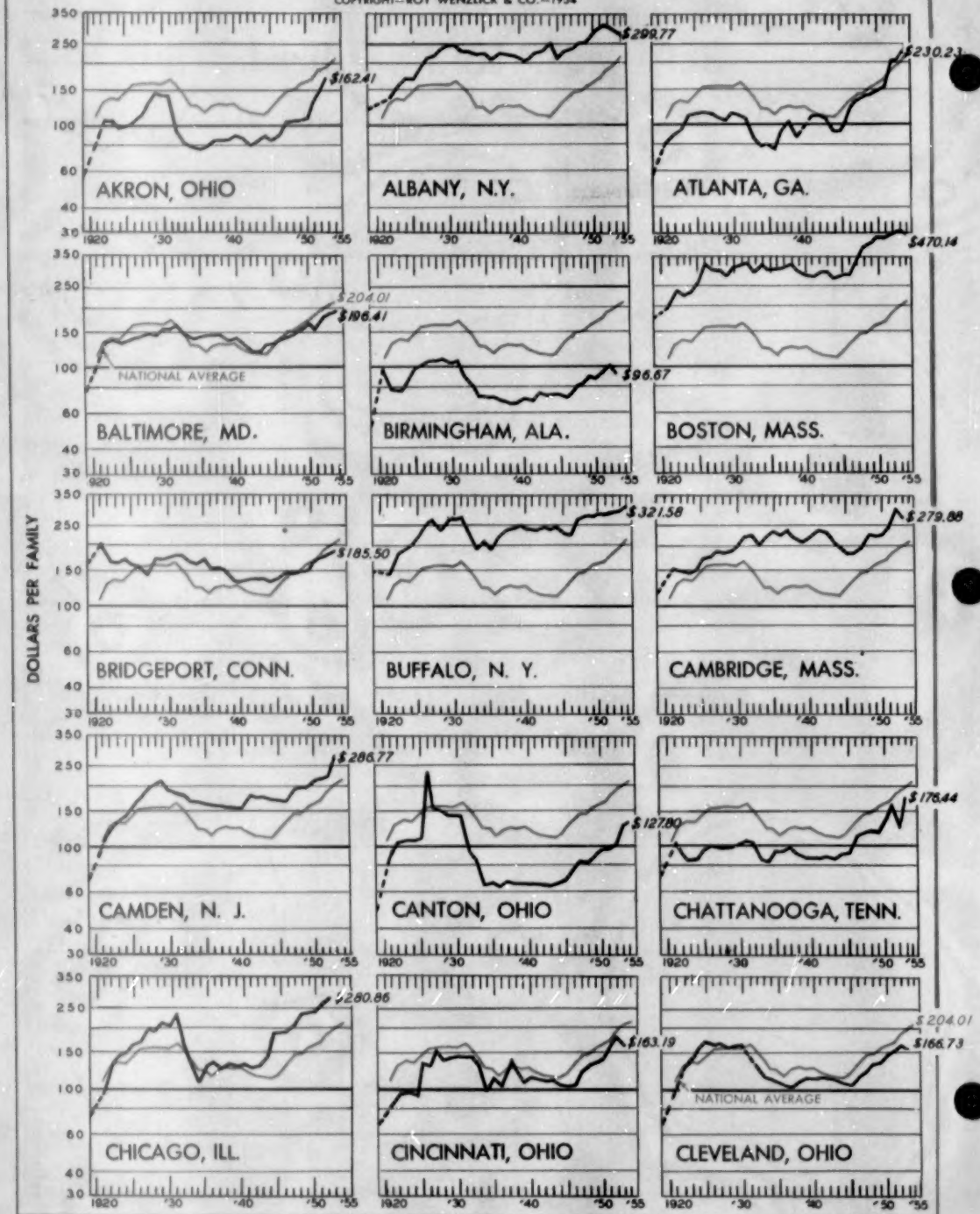

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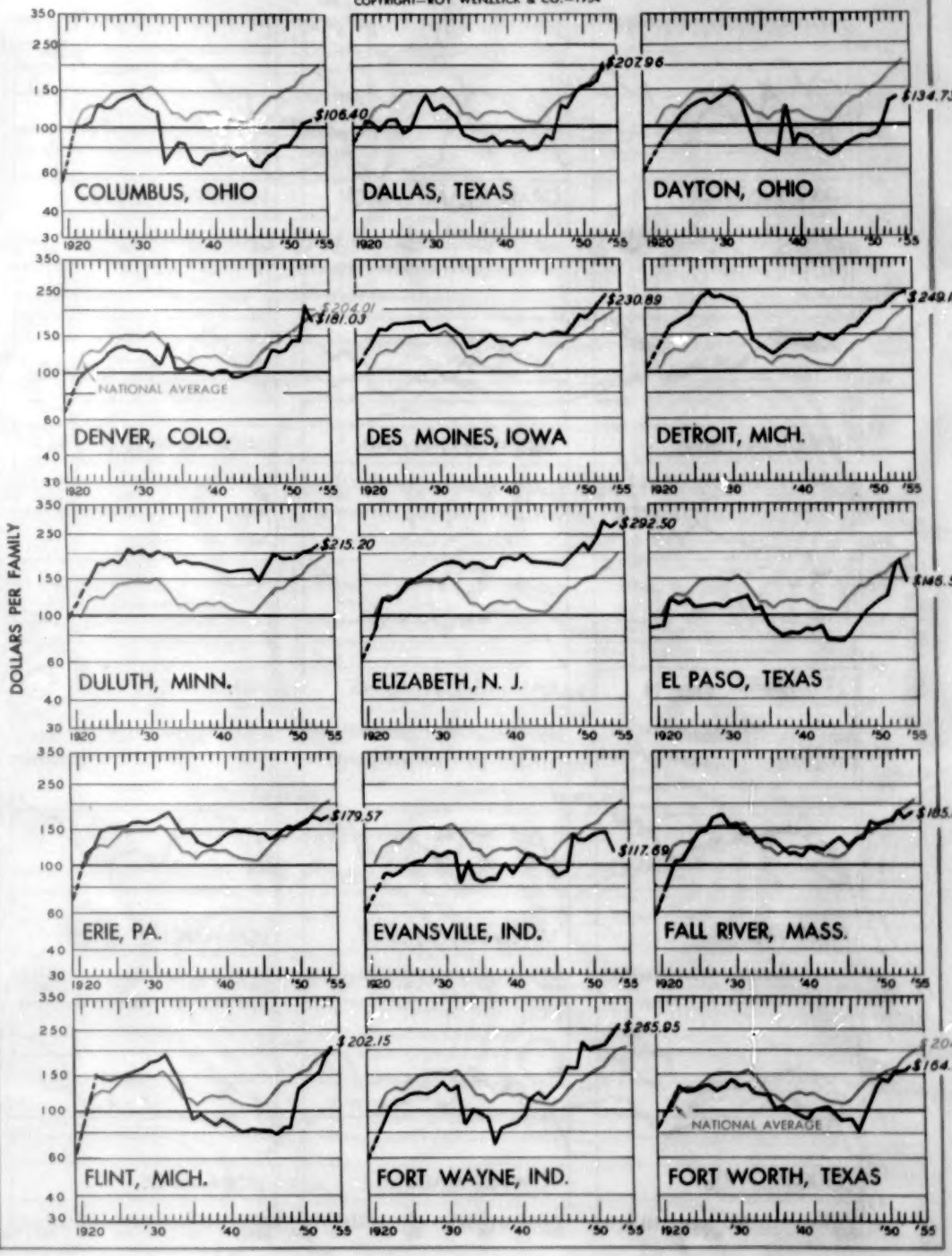

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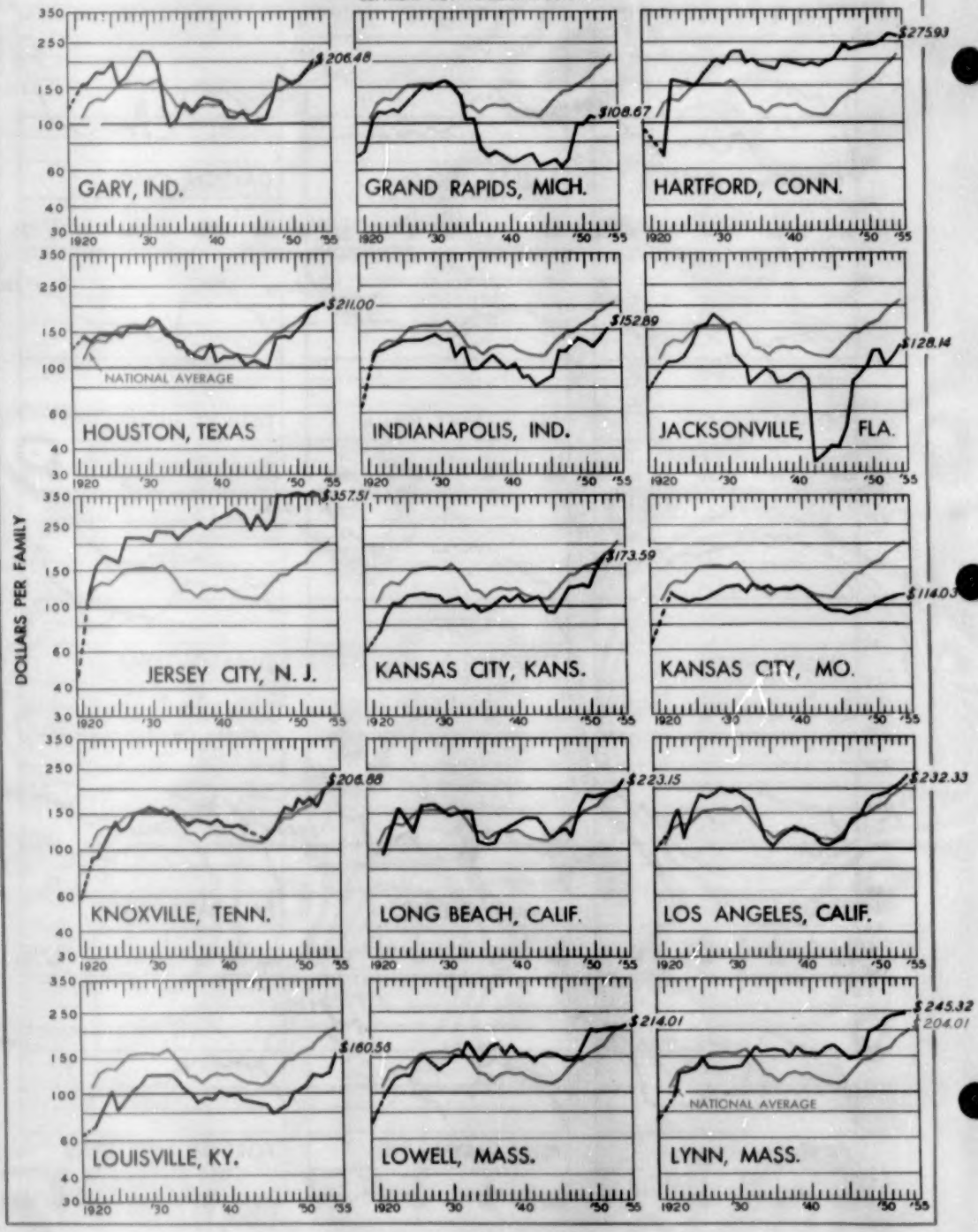

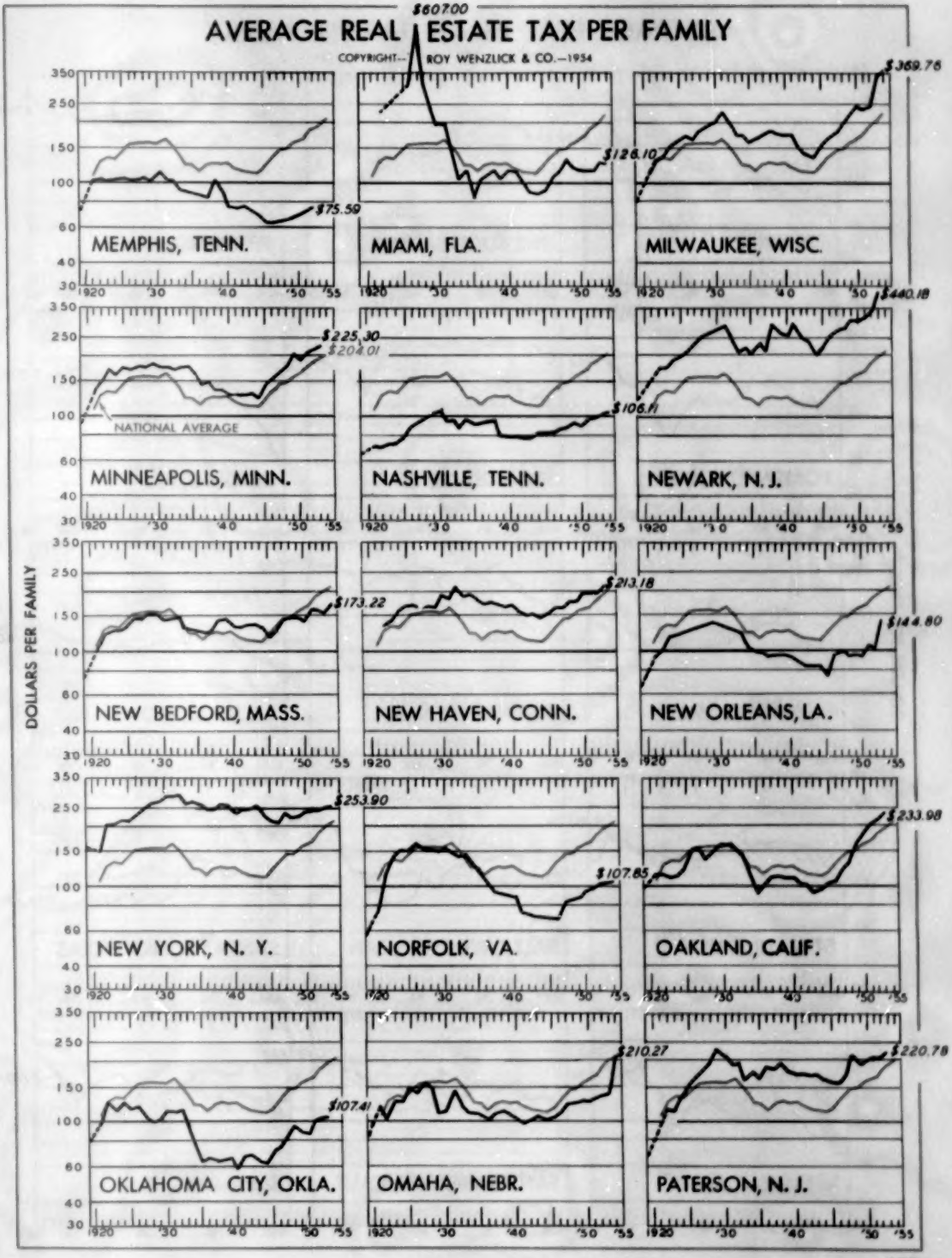
AVERAGE REAL ESTATE TAX PER FAMILY
COPYRIGHT-- ROY WENZLICK & CO.—1954
DOLLARS PER FAMILY
$607.00
$75.59
MEMPHIS, TENN.
$126.10
MIAMI, FLA.
$369.76
MILWAUKEE, WISC.
$225.30
$204.01
NATIONAL AVERAGE
MINNEAPOLIS, MINN.
$106.11
NASHVILLE, TENN.
$440.18
NEWARK, N. J.
$173.22
NEW BEDFORD, MASS.
$213.18
NEW HAVEN, CONN.
$144.80
NEW ORLEANS, LA.
$253.90
NEW YORK, N. Y.
$107.85
NORFOLK, VA.
$233.98
OAKLAND, CALIF.
$107.41
OKLAHOMA CITY, OKLA.
$210.27
OMAHA, NEBR.
$220.78
PATERSON, N. J.
350
250
150
100
60
40
30
1920
'30
'40
'50
'55

AVERAGE REAL ESTATE TAX PER FAMILY

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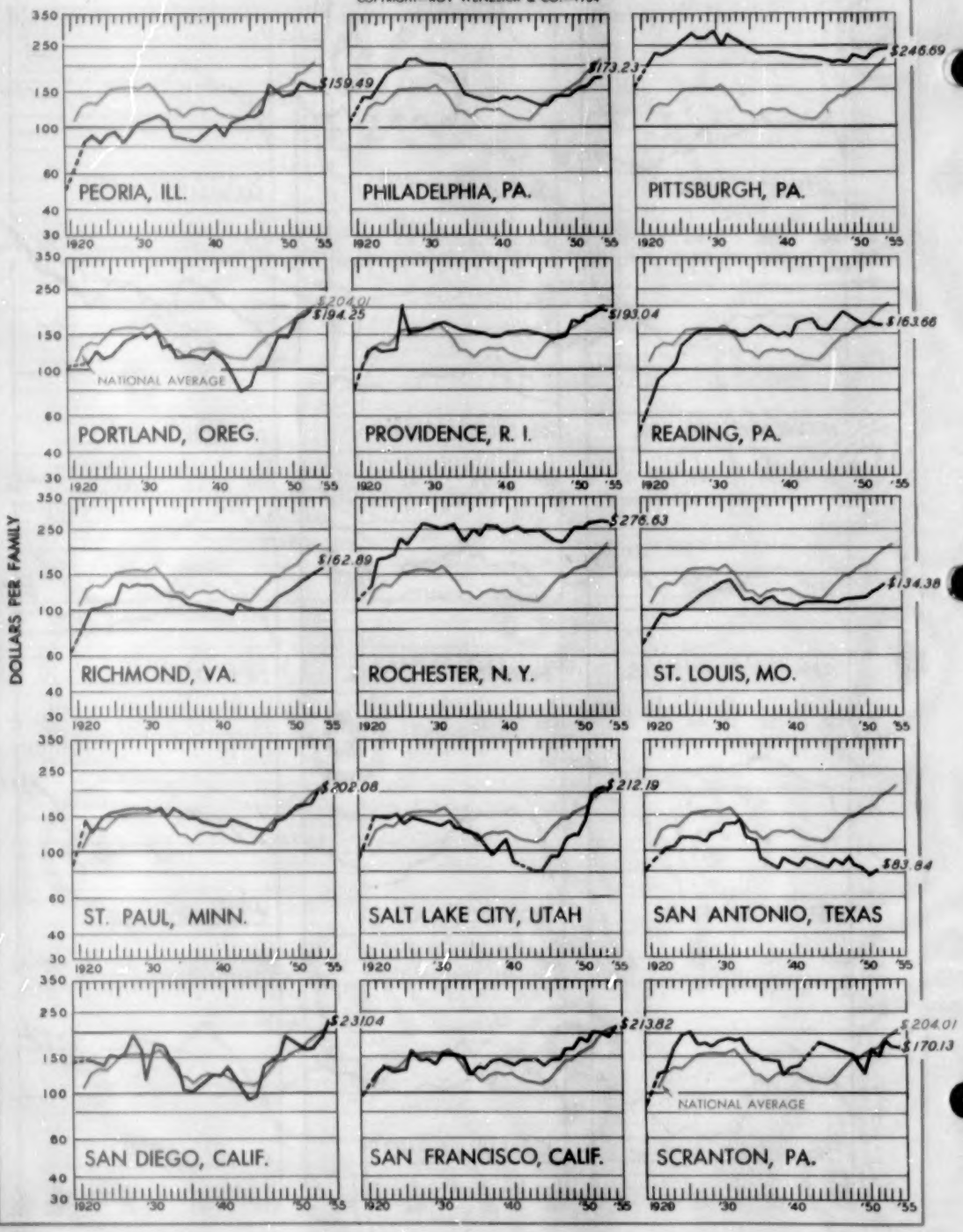

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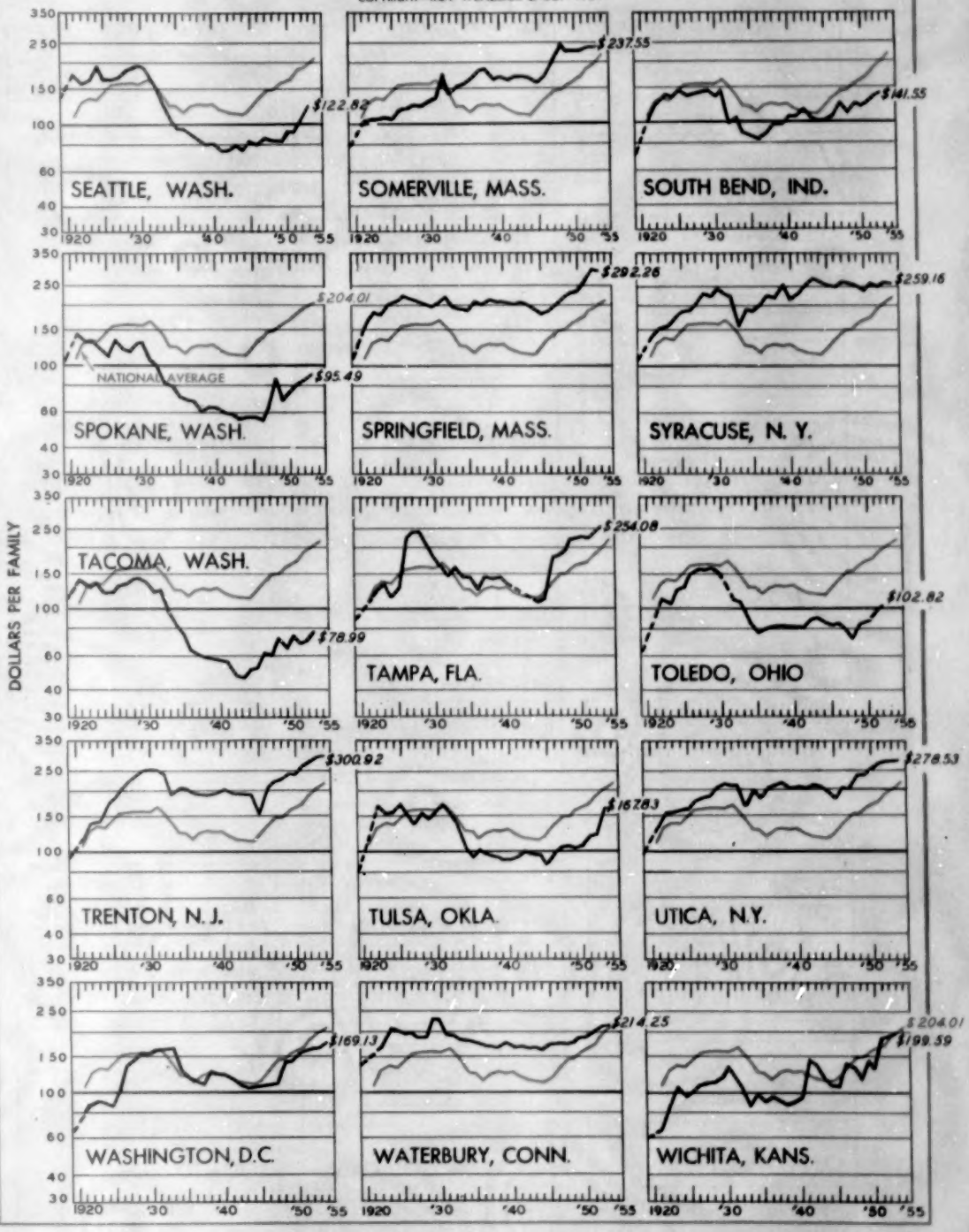

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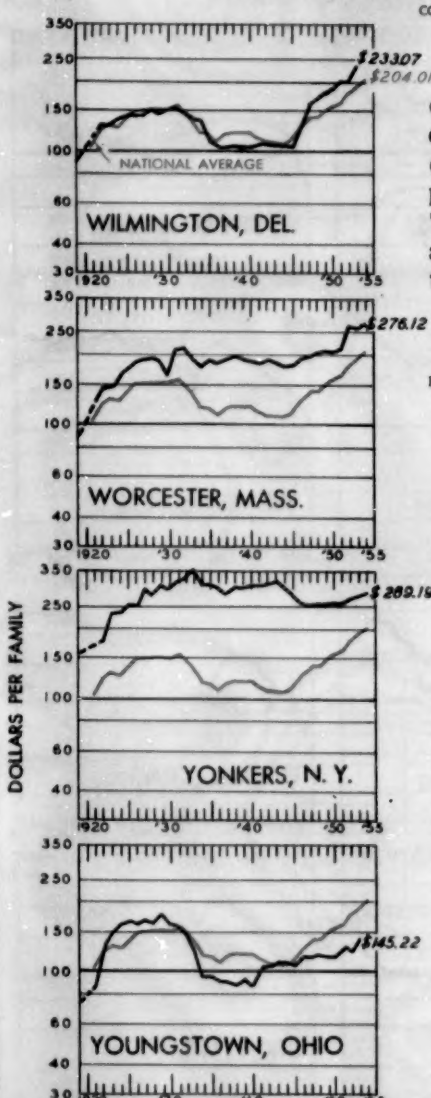

(cont. from page 451)

cities. The real estate tax in each city was then divided by the number of families living in that city. The resulting figure, or the average tax per family, was then plotted on the city's chart. The large chart at the bottom of page 451 is the average (median) of all of the cities shown on the small charts.

AVERAGE REAL ESTATE TAX PER FAMILY

Rank	City	Tax load	Rank	City	Tax load
1	Boston, Mass.	$470.14	48	Wichita, Kans.	$199.59
2	Newark, N. J.	440.18	49	Baltimore, Md.	196.41
3	Milwaukee, Wis.	369.76	50	Portland, Oreg.	194.25
4	Jersey City, N. J.	357.51	51	Providence, R. I.	193.04
5	Buffalo, N. Y.	321.58	52	Bridgeport, Conn.	185.50
6	Trenton, N. J.	300.92	53	Fall River, Mass.	185.14
7	Albany, N. Y.	299.77	54	Denver, Colo.	181.03
8	Elizabeth, N. J.	292.50	55	Erie, Pa.	179.57
9	Springfield, Mass.	292.26	56	Chattanooga, Tenn.	176.44
10	Yonkers, N. Y.	289.19	57	Kansas City, Kans.	173.59
11	Camden, N. J.	286.77	58	Philadelphia, Pa.	173.23
12	Chicago, Ill.	280.86	59	New Bedford, Mass.	173.22
13	Cambridge, Mass.	279.88	60	Scranton, Pa.	170.13
14	Utica, N. Y.	278.53	61	Washington, D. C.	169.13
15	Rochester, N. Y.	276.63	62	Tulsa, Okla.	167.83
16	Worcester, Mass.	276.12	63	Cleveland, Ohio	166.73
17	Hartford, Conn.	275.93	64	Fort Worth, Tex.	164.29
18	Fort Wayne, Ind.	265.95	65	Reading, Pa.	163.66
19	Syracuse, N. Y.	259.16	66	Cincinnati, Ohio	163.19
20	Tampa, Fla.	254.08	67	Richmond, Va.	162.89
21	New York, N. Y.	253.90	68	Akron, Ohio	162.41
22	Detroit, Mich.	249.15	69	Louisville, Ky.	160.56
23	Pittsburgh, Pa.	246.69	70	Peoria, Ill.	159.49
24	Lynn, Mass.	245.32	71	Indianapolis, Ind.	152.89
25	Somerville, Mass.	237.55	72	El Paso, Tex.	146.53
26	Oakland, Calif.	233.98	73	Youngstown, Ohio	145.22
27	Wilmington, Del.	233.07	74	New Orleans, La.	144.80
28	Los Angeles, Calif.	232.33	75	South Bend, Ind.	141.55
29	San Diego, Calif.	231.04	76	Dayton, Ohio	134.73
30	Des Moines, Iowa	230.89	77	St. Louis, Mo.	134.38
31	Atlanta, Ga.	230.23	78	Jacksonville, Fla.	128.14
32	Minneapolis, Minn.	225.30	79	Canton, Ohio	127.80
33	Long Beach, Calif.	223.15	80	Miami, Fla.	126.10
34	Paterson, N. J.	220.78	81	Seattle, Wash.	122.62
35	Duluth, Minn.	215.20	82	Evansville, Ind.	117.69
36	Waterbury, Conn.	214.25	83	Kansas City, Mo.	114.03
37	Lowell, Mass.	214.01	84	Grand Rapids, Mich.	108.67
38	San Francisco, Calif.	213.82	85	Norfolk, Va.	107.85
39	New Haven, Conn.	213.18	86	Oklahoma City, Okla.	107.41
40	Salt Lake City, Utah	212.19	87	Columbus, Ohio	106.40
41	Houston, Tex.	211.00	88	Nashville, Tenn.	106.11
42	Omaha, Nebr.	210.27	89	Toledo, Ohio	103.82
43	Dallas, Tex.	207.96	90	Birmingham, Ala.	96.67
44	Knoxville, Tenn.	206.88	91	Spokane, Wash.	95.49
45	Gary, Ind.	206.48	92	San Antonio, Tex.	83.84
46	Flint, Mich.	202.15	93	Tacoma, Wash.	78.90
47	St. Paul, Minn.	202.08	94	Memphis, Tenn.	75.59